

City of Waukegan Certified Local Government Annual Report



Reporting Period: January 1, 2018 – December 31, 2018

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Department of Planning and Zoning

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A. Historic Preservation Staff

The City of Waukegan employs one (1) full-time staff person who is assigned to the Historic Preservation Commission in addition to his other assigned duties with the City of Waukegan's Department of Planning and Zoning.

B. Certificates of Appropriateness (COA's)

There were three (3) Certificate of Appropriateness (COA) that were applied for and approved by the Historic Preservation Commission during the period January 1, 2018 through December 31, 2018.

Property Address	Date	Request	Outcome
837 N. Sheridan Road	January 19, 2018	Repair of brick porch	Approved
414 N. Sheridan Road	April 19, 2018	Signage/Paving/Fencing	Approved
408 N. Sheridan Road	June 18, 2018	Siding/Roofing/Gutters/Downspouts	Approved

C. Certificates of Economic Hardship

The Historic Preservation Commission considered no applications for Certificates of Economic Hardship during the period January 1, 2018 through December 31, 2018.

D. Landmark Designations

The Historic Preservation Commission requires a two-step process for landmarking. The applicant is required to first submit a Landmark Nomination application, which is an abbreviated version of the full Landmark Application. The purpose is to make the determination (by the Historic Preservation Commission) that a residence, structure or place is landmark-eligible before the applicant prepares the longer, more time-intensive Landmark Application. It should be noted that the Waukegan City Council would not approve the Historic Preservation Ordinance on December 17, 2001 unless the ordinance specifically noted that properties could only be **voluntarily** landmarked. Properties cannot be landmarked without the owner's consent. This has led to many structures, well-deserving of landmark status, to be demolished or detrimentally-altered since a Certificate of Appropriateness was not required. There were zero (0) properties that were designated a Waukegan Landmark by the Waukegan City Council during the period January 1, 2018 through December 31, 2018. The Historic Preservation Commission considered no landmark amendment applications or landmark rescissions during that same reporting period.

Property Address	Date	Property Name	Outcome

E. Survey

Nearly 4,581 homes underwent an architectural survey in 2007. It was the original intent of this historic resource survey to survey all residential areas of the city. This would have provided the Historic Preservation Commission with an overall encompassing document to guide and direct their efforts towards the areas of the city that needed their attention most. Due to limitations of time and resources, the scope of the survey was limited to almost all areas developed up to 1929. The purpose of the survey was to ascertain which structures retained integrity on the exterior. As such, the survey was concerned with cladding, roofing materials, proportion, massing, porches, architectural detail and windows. The buildings were divided into five categories:

1. High significance/contributing (Red) – No alterations or all original features restored.
2. High significance/contributing (Orange) – Minor alterations that are reversible, i.e. improper siding, missing details, replacement windows.
3. Low significance/contributing (Yellow) – More significant alterations that are not easily reversible, i.e. enclosed porches, small additions.
4. No significance/non-contributing (Green) – Many alterations that render the original structure largely unrecognizable, i.e. major additions to several sides of the structure, addition/removal of stories.
5. No significance/non-contributing (Blue) – Construction less than fifty years old that has no significance individually, i.e. 1960's ranch housing, 1970's split level.

It is this survey that the Historic Preservation Commission has utilized on a yearly basis to determine which property owners to approach in regards to landmarking their residences/buildings. If ownership of these residences/buildings changes, the Historic Preservation Commission approaches the new owners to see if there is interest in landmarking their recent acquisition. In 2011, staff undertook a photographic survey of all the residences that were listed as contributing properties in the establishment of the Near North Historic District which was listed on the National Register of Historic Places in 1978. Unfortunately, not all residences were documented as they were demolished prior to the adoption of Waukegan's Historic Preservation Ordinance and creation of the Waukegan Historic Preservation Commission in 2001.

No additional surveys were undertaken in Waukegan during the period January 1, 2018 through December 31, 2018.

F. National Register

No properties were added to the National Register of Historic Places during the period January 1, 2018 through December 31, 2018.

Property Address	Date	Property Name	Outcome
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G. Properties Monitored through Section 106 Reviews

The City is forwarding projects that trigger a Section 106 review to IHPA. These projects include (but are not limited to) those that are undertaken with the Community Development Block Grant (CDBG), the Neighborhood Stabilization Program (NSP), and the Federal Communications Commission (FCC). There were three (3) properties monitored through Section 106 reviews during the period January 1, 2018 through December 31, 2018.

Property Address	Date	Request	Determination
1342 Glen Flora Avenue	February 16, 2018	Telecom. facility installation	No adverse impact
100 N. MLK, Jr. Avenue	February 27, 2018	Handicapped accessibility	No adverse impact
CDBG Sidewalk Program	March 6, 2018	City-wide replacement	No adverse impact

H. Preservation Commission Activities

The activities of the Historic Preservation Commission and staff, for the period January 1, 2018 through December 31, 2018, are detailed as follows:

January 2018

- Historic Preservation Commission meeting held on Thursday, January 18, 2018.
 - CLG Annual Report (IHPA) for the period January 1, 2017 through December 31, 2017 was reviewed and approved.
 - Annual Products Report for CLG's (National Park Service) for the period October 1, 2016 through September 30, 2017 was reviewed and approved.
 - Certificate of Appropriateness (COA) was heard and approved for brick porch repair at the Ballentine Residence, 837 N. Sheridan Road.
 - Resignation of Randy Bowcott was announced.
 - Hector Bryan Escobar was elected as Vice-Chair of the Historic Preservation Commission.
- Staff liaison Steven Sabourin drafted a resolution declaring May 2018 as National Historic Preservation Month.
- Staff liaison Steven Sabourin added the landmarked [Merchant Residence](#), 220 Julian Street, along with photos and documentation, to the Designated Landmarks page of the City website.
- Staff liaison Steven Sabourin added the landmarked [Morrell-Carman Residence](#), 650 Grand Avenue, along with photos and documentation, to the Designated Landmarks page of the City website.
- Staff liaison Steven Sabourin created a new Waukegan Landmarks brochure.
- Staff liaison Steven Sabourin created a new electronic version of the [Waukegan Landmarks brochure](#) with embedded hyperlinks.

February 2018

- No Historic Preservation Commission meeting held (odd months only).
- Completed Section 106 review for telecommunications facility installation at 1342 Glen Flora Avenue.
- Completed Section 106 review for handicapped ramp installation at Waukegan City Hall, 100 N. Martin L. King, Jr. Avenue.
- Dave Grosskopf and Harlene Shipley were appointed to the Historic Preservation Commission on February 20, 2018.

March 2018

- Completed Section 106 review for the annual City-wide Sidewalk Replacement Program through the Community Development Block Grant (CDBG) program.
- Historic Preservation Commission meeting was held on Thursday, March 15, 2018.
 - The Historic Preservation Commission officially introduced its two newest appointed members David Grosskopf and Harlene Shipley.
 - The Historic Preservation Commission approved the resolution declaring May 2018 as Historic Preservation Month.
 - The Historic Preservation Commission decided that two dates during National Historic Preservation Month should be considered to award two landmark plaques for the Jilson and Biddlecom Residences (May 7th and 21st).
 - A special Historic Preservation Commission meeting will be held on April 19, 2018 for a Certificate of Appropriateness hearing after appropriate publishing.

April 2018

- A Special Historic Preservation Commission meeting was held on Thursday, April 19, 2018.
 - Review of the Certificate of Appropriateness Application for the John H. Swartout Residence at 414 N. Sheridan Road.

May 2018

- Historic Preservation Commission meeting held on Thursday, May 17, 2018.
 - MaryFran Troha was elected as Secretary of the Commission after Randy Bowcott's resignation.
 - The landmark plaque presentation has been set for Monday, May 21, 2018 at 4:00 PM at the Biddlecom Residence, 614 N. Genesee Street.
 - There was an updated discussion regarding the Genesee Theatre windows that were replaced without obtaining a Certificate of Appropriateness. Discussed next steps.

- The Historic Preservation Commission held a [landmark plaque presentation](#) at the Biddlecom Residence, 614 N. Genesee Street, on May 21, 2018.



June 2018

- The Waukegan Historical Society hosted the Ray Bradbury Dandelion Wine Festival on Saturday, June 2, 2018.
- The Historic Preservation Commission held a [landmark plaque presentation](#) at the Welcome Jilson Residence, 430 N. Sheridan Road, on June 18, 2018.



- A special Historic Preservation Commission meeting was held on Monday, June 18, 2018.
 - Certificate of Appropriateness was issued for residing, reroofing, new gutter and downspout installation at the Judge Francis E. Clarke Residence, 408 N. Sheridan Road.

July 2018

- The July Historic Preservation Commission meeting was cancelled.
- The Historic Preservation Commission held a [landmark plaque presentation](#) at the Morrell-Carman Residence, 650 Grand Avenue, on July 23, 2018.



August 2018

- The Historic Preservation Commission held a [landmark plaque presentation](#) at the Carnegie Library, 1 N. Sheridan Road, on August 22, 2018.



- No Historic Preservation Commission meeting held (odd months only).

September 2018

- Historic Preservation Commission meeting was held on Thursday, September 20, 2018.
 - Commissioners raised concern that a wall sign was erected at the Swartout Residence at 414 N. Sheridan Road which was not approved through the COA process. Staff will see if a permit was issued for this.
 - Staff liaison Steve Sabourin urged Commissioners to identify five potential buildings, places, cemeteries, residences to landmark in 2019. With the addition of two new members, perhaps we have new “eyes” to identify potential candidates for landmarking. He would like to see these identified for the November meeting.
 - Staff liaison Steve Sabourin suggested that in conjunction with the Waukegan Historical Society’s 50th Anniversary, they can get their Facebook followers to help identify potential landmarks in the City.

October 2018

- No Historic Preservation Commission meeting held (odd months only).

November 2018

- Historic Preservation Commission meeting was held on November 15, 2018.
 - MaryFran Troha stated that two volunteers are putting together information for landmark submittal for the Slovenic Hall. The year 2018 marks the Hall’s Centennial.
 - Chairman Rohrer will write letter to Mayor about funding the placement of the Genesee Theatre medallions back into the three marquee windows.
 - Harlene Shipley is working on a district nomination for Frog Island. The area is generally bound by Lewis Avenue, Glen Flora Avenue, New York Street and Ridgeland Avenue.
 - Staff liaison Steve Sabourin will follow up with Genaro Mendez regarding acquisition of the Shimer College sign that once stood at 414 N. Sheridan Road.
 - Ray Bradbury Statue Commission has started and fundraising has almost met its goal. The artist has been commissioned to design the statue which will be made of stainless steel.
 - The Waukegan Historical Society Holiday Open House w Saturday, December 1, 2018.

December 2018

- No Historic Preservation Commission meeting held (odd months only).

I. New Commissioners

Two new Commissioners were appointed to the Historic Preservation Commission in 2018. Dave Grosskopf and Harlene Shipley were appointed on February 20, 2018.

J. Informational/Educational Activities

The Waukegan Historic Preservation Commission participated in informational and educational activities during the period January 1, 2018 through December 31, 2018.

- January 2018 – *Jack Benny – From Waukegan to Hollywood* – The Waukegan Historical Society hosted an exhibit at the Jack Benny Center for the Arts which contained memorabilia from the exhibit which included historic photographs of Jack Benny, programs from Jack Benny performances, and autographed items by Jack Benny, Mary Livingstone, and others. Visitors learned about Benny’s early days in Waukegan, his radio and television career, and the impact that he had on Hollywood and his hometown of Waukegan.
- Saturday, April 21, 2018 – *Fiftieth Anniversary Celebration of Waukegan Historical Society* – Commemorating the 50th anniversary of Waukegan Historical Society, this event was held with various dignitaries at the Bonnie Brook Golf Course Banquet Hall.
- Saturday, June 2, 2018 - *Ray Bradbury's "Dandelion Wine" Fine Arts Festival* – Commemorating the 19th annual event, the Dandelion Wine Fine Arts Festival showcased local and regional artists and venues, historic landmarks, championed the arts, was free to the public, offered low participation fees to artists, and remembered one of Waukegan’s favorite sons, author Ray Bradbury. The Gazebo Variety Stage featured Waukegan High School students and alumni reading Ray Bradbury's "The Whole Town's Sleeping".
- Saturday, August 25, 2018 – *Historic Homes of Sheridan Road* – This walking tour allowed the participants to discover the history of some of the majestic homes located along Waukegan's beautiful Sheridan Road.
- Saturday, September 22, 2018 – *Oakwood Cemetery Walk* – This marked the 24th annual celebration! The theme of this year’s Oakwood Cemetery Walk was “Typical Illinois” to celebrate the Illinois Bicentennial. Unique stories were chosen for this year including: A Chicago Gangster in Town, An Illinois Governor on Trial, The End of the North Shore Line, A Write of the Illinois Constitution, A Flip-Flopping Politician, Abraham Lincoln's Visit, A Voting Issue, Waukegan vs. Cubs & White Sox, and more.
- Sunday, October 7, 2018 – *Waukegan Tour of Homes* – Celebrating 50 years of the Waukegan Historical Society, The Waukegan Tour of Homes showcased the residences located at 614 N. Genesee Street, 408 N. Sheridan Road, 946 N. Sheridan Road, 710 N. Sheridan Road, 1917 N. Sheridan Road, and 1911 N. Sheridan Road.
- Wednesday, October 31, 2018 – “Haunted Waukegan Guided Walking Tour”. The Waukegan History Museum of the Waukegan Park District and the Waukegan Historical Society hosted a free guided walking tour “Haunted Waukegan”. This free guided walking tour for families and children started at the Waukegan Park District’s Douglas House in Upton Park at 732 N. Genesee Street. Participants learned haunted and strange stories of Waukegan’s past, while walking the streets of the historic district and downtown. The tour covered three miles and lasted almost two hours.
- Friday, November 2, 2018 – “*Sunset Cemetery Tour*” - The Waukegan History Museum of the Waukegan Park District and the Waukegan Historical Society hosted this free guided walking tour. This free guided walking tour is appropriate for families and children and started at the City of Waukegan’s Oakwood Cemetery, located on Genesee Street and 9th Street. They concluded celebrating the Day of the Dead with a sunset tour of Waukegan’s

Oakwood Cemetery. Gravesites chosen for the tour told the story of Waukegan's diverse population and rich history.

- Friday, November 9, 2018 – *“Waukegan's Famous Veterans”* – A lunch and learn event that was free for everyone at the Jack Benny Center for the Arts in Bowen Park. During this event, stories were shared about some of the famous Veterans from Waukegan. It was a perfect program to commemorate Veterans Day.
- Saturday, November 10, 2018 – *“Remembering Our Veterans”* - The Waukegan History Museum of the Waukegan Park District and the Waukegan Historical Society gave a free guided walking tour which attracted many families and children to the City of Waukegan's Oakwood Cemetery. Veterans dating back to the War of 1812 are laid to rest at Waukegan's Oakwood Cemetery. On this guided tour, participants visited the graves of numerous soldiers and heard their heroic stories.
- Monday, November 26, 2018 – Saturday, January 19, 2019 – The Waukegan Historical Society held a free pop-up exhibit titled, *“Abraham Lincoln – A Man of His Times, A Man for All Times”*. The exhibit traced Lincoln's path from a self-educated, rough-hewn lawyer with virtually no administrative experience, to the President who guided a divided nation through the crises of slavery, secession and Civil War. It also featured the story of Lincoln's visit to Waukegan and Waukegan's efforts during the Civil War.
- Saturday, December 1, 2018 - The Waukegan Historical Society held its annual Holiday Open House at the Haines Museum, 1917 N. Sheridan Road from 1:00 PM to 4:00 PM. Victorian era holiday decorations adorned the museum and light refreshments were served.
- Ongoing – Staff liaison Steven Sabourin continues to maintain the [Waukegan Landmarks pamphlet](#) and the [Waukegan Historic Preservation Commission website](#).

K. Historic Preservation Commission Member Attendance

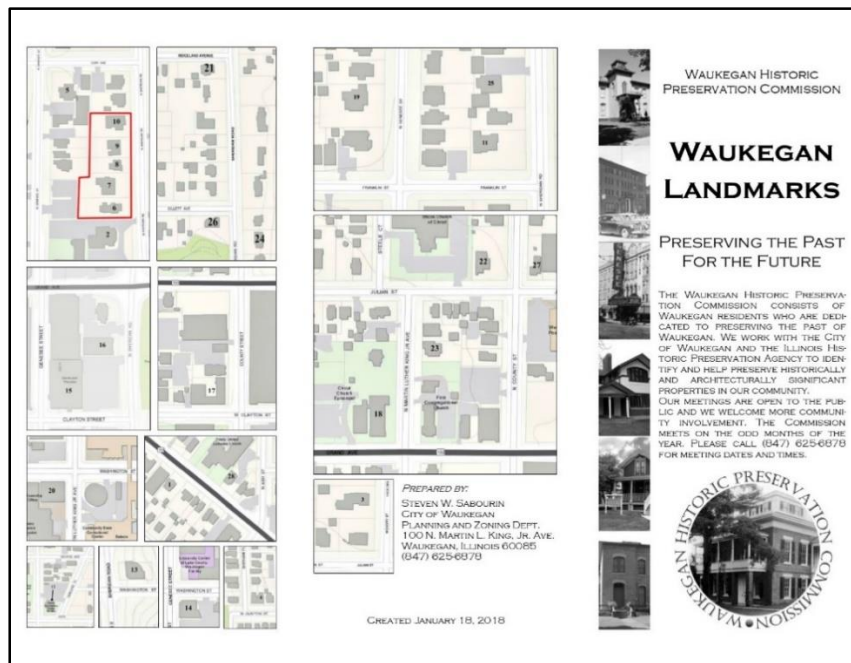
The seven-member Waukegan Historic Preservation Commission conducted seven (7) meetings during the period January 1, 2018 through December 31, 2018, cancelling one (1) regularly-scheduled meeting. Special meetings were held on April 19, 2018 and June 18, 2018. On April 17, 2014, the Waukegan Historic Preservation Commission voted to conduct meetings every other month on the odd-numbered months rather than on a monthly basis.

Name	1/18	3/15	4/19	5/17	6/18	9/20	11/15	Attendance Rate
Escobar	Y	Y	Y	Y	Y	Y	Y	100%
Hohf	Y	N	Y	N	Y	Y	Y	71%
McCulloch	Y	Y	Y	Y	Y	Y	N	86%
Rohrer	Y	Y	Y	Y	Y	Y	Y	100%
Troha	Y	Y	Y	Y	Y	Y	Y	100%
Grosskopf	-	Y	Y	Y	Y	N	Y	83%
Shipley	-	Y	Y	Y	Y	Y	N	83%
Total	5	6	7	6	7	6	5	-

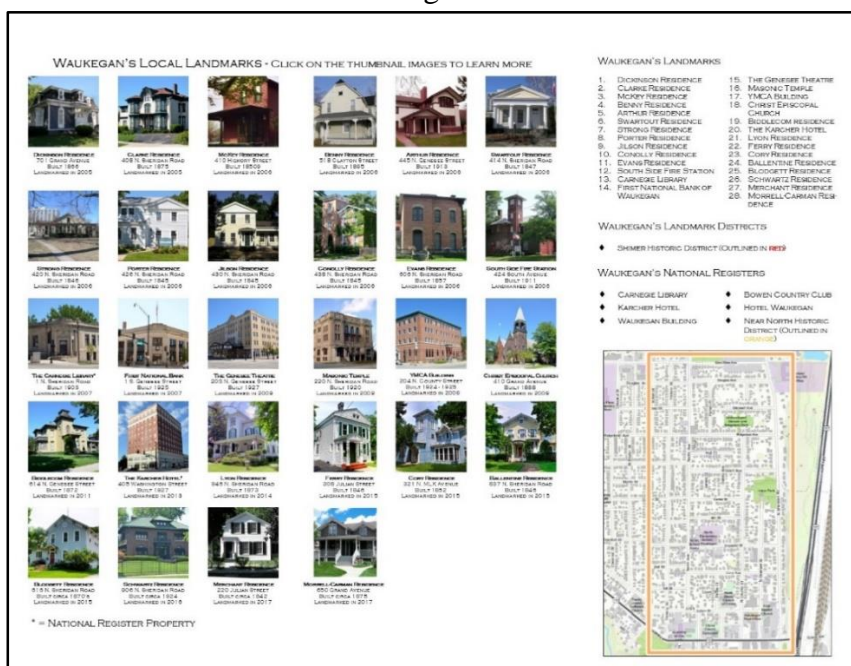
L. Commission-Sponsored Publications

1. “Waukegan Landmarks” pamphlet (Steven Sabourin) Created January 2018
Replacing the 52-page publication highlighting the structures and buildings landmarked by the Waukegan City Council, a double-sided pamphlet was created for ease of printing, distribution and dissemination. It also provides location maps of the landmarks.

Page 1



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18—R—37**A RESOLUTION DESIGNATING THE MONTH OF MAY AS HISTORIC PRESERVATION MONTH**

WHEREAS, historic preservation is an effective tool for managing growth, revitalizing neighborhoods, fostering economic development and local pride, and maintaining community character while enhancing livability; and

WHEREAS, historic preservation is relevant for communities across the nation, both urban and rural, and for Americans of all ages, all walks of life and all ethnic backgrounds; and

WHEREAS, historic preservation encourages community reinvestment, saving resources and promoting socially, culturally, and historically-rich communities. Historic preservation fosters a culture of reuse and maximizes the life cycle of all resources through conservation; and

WHEREAS, Waukegan has recognized the importance of historic preservation with the establishment of a historic preservation program by ordinance #01-O-144 on December 17, 2001; and

WHEREAS, to heighten the awareness of historic preservation, it has been incorporated under the purview of the Historic Preservation Commission which was established in 2003; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals and organizations in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, National Historic Preservation Month, co-sponsored by the City of Waukegan, the Waukegan Historical Society and the National Trust for Historic Preservation, calls on citizens of Waukegan to identify places, properties and structures important to Waukegan's history; and


WHEREAS, this year marks the golden jubilee of the Waukegan Historical Society, formed in 1968 by a group of residents to preserve and promote the long and varied history of Waukegan. Today the Society maintains a museum and research library where the rich history of Waukegan is found throughout in the form of exhibits, maps, photographs, and artifacts; and

WHEREAS, this year marks the 200th anniversary of Illinois' statehood, the 159th anniversary of Waukegan's incorporation, the 50th anniversary of the Waukegan Historical Society, and the 17th anniversary of the adoption of the Waukegan Historic Preservation Ordinance.


NOW, THEREFORE, BE IT RESOLVED, that the City Council proclaims May 2018 as Historic Preservation Month in Waukegan, and call upon the people of Waukegan to join their fellow citizens across the United States in recognizing and participating in this special observance.

Passed and approved at a regular meeting of the Waukegan City Council on this 2nd day of
APRIL, 2018

CITY OF WAUKEGAN, ILLINOIS


MAYOR SAMUEL D. CUNNINGHAM, JR

ATTEST:


CITY CLERK JANET E. KILKELLY

Presented and read at a regular meeting of the Waukegan City Council on the 2nd day of
APRIL, 2018.

Passed and approved at a regular meeting of the Waukegan City Council on the 2nd day of
APRIL, 2018.

ROLL CALL: Ald Valko, Ald Taylor, Ald Bolton, Ald Seger, Ald Moisio, Ald Villalobos,
Ald Newsome, Ald TenPas, Ald May

AYES: Ald Valko, Ald Taylor, Ald Bolton, Ald Seger, Ald Moisio, Ald Villalobos, Ald
Newsome, Ald TenPas, Ald May

NAYS: None

ABSENT: None

ABSTAIN: None

DEPUTY CITY CLERK PATTERSON

M. New Landmark Designations

No new ordinances were passed designating landmarks in 2018.